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Attorneys for Debtor: Imtiaz Sheikh and Zarina Sheikh

**UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF CALIFORNIA**

In Re:  
Imtiaz Sheikh and Zarina Sheikh  
Debtor

Chapter 13  
Case No: 12-50884 SLJ

Imtiaz Sheikh and Zarina Sheikh

Debtor

vs.

Bank of America, N.A.

Respondents

**DECLARATION OF IMTIAZ SHEIKH & ZARINA SHEIKH IN SUPPPORT OF MOTION TO  
VALUE & AVOID LIENS**

**Property Address: 1797 West Campbell Ave. Campbell, CA 95008**

We, Imtiaz Sheikh & Zarina Sheikh, hereby declare under penalty of perjury that the following  
is true and correct:

1. We submit this declaration in support of the Motion to Value & Avoid Liens. The  
statements set forth herein are based upon our own knowledge (except as to those matters which are

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1 stated on information and belief, and, as to those matters, we believe them to be true) and I would testify  
2 as set forth herein if called as witness at trial.

3 2. We commenced this case on February 3, 2012. The plan is awaiting confirmation.

4 3. Among the assets at the commencement of the case is our residence, commonly known  
5 as 1797 W Campbell Ave. Campbell, CA 95008 (hereinafter "the Property") valued at \$656,700. The  
6 legal description of the property is attached as *Exhibit A*.

7 4. On or about January 11, 2007, Bank United, FSB (herein "Senior Lien Holder")  
8 recorded a senior deed of trust in Santa Clara County, where the Property is located (Document  
9 19260580). A copy of the recording information pertaining to the Deed of Trust (DOT) is attached as  
10 *Exhibit B*.

11 5. We were advised that Carrington Mortgage Services is a current servicing agent.  
12 A copy of the transfer of claim is attached as *Exhibit C*.

13 6. The Senior Lien Holder filed a proof of claim in the amount of \$750,405.76 that is more  
14 than the \$656,700 market value of the property. A copy of the proof of claim is attached as *Exhibit D*.

15 7. On or about June 19, 2008, Bank of America, N.A. recorded a junior deed of trust in  
16 Santa Clara County (Document No. 19891329). A copy of the Deed of Trust (DOT) is attached as  
17 *Exhibit E*.

18 8. The Junior Lien Holder filed, a proof of claim in the amount of \$ 254,861.57 that is  
19 attached as *Exhibit F*.

20 9. We have reviewed the Zillow valuation and we are familiar with the values of homes in  
21 this locality. We believe the value of the Property at the commencement of the case was and is \$656,700  
22 as reflected in the Zillow printout. A copy of the Zillow valuation is attached to as *Exhibit G*.  
23  
24  
25

1           10.       The current market value of the property is \$675,000 that is less than the senior lien  
2 \$750,405.76 on the property as reflected in the appraisal that is attached to the Declaration of  
3 Thomas Feldenheimer, a certified appraiser. The Declaration of Thomas Feldenheimer is attached  
4 as *Exhibit H*.

5           We declare under penalty of perjury that the foregoing is true and correct and that this declaration  
6 was executed at San Jose, California.

7           Date: 8/9/2013

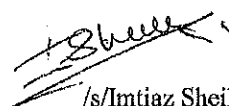
/s/Imtiaz Sheikh  
Imtiaz Sheikh

/s/ Zarina Sheikh  
Zarina Sheikh

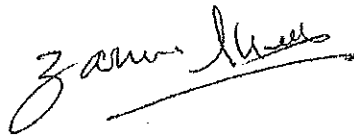
1           10.     The current market value of the property is \$675,000 that is less than the senior lien  
2 \$750,405.76 on the property as reflected in the appraisal that is attached to the Declaration of  
3 Thomas Feldenheimer, a certified appraiser. The Declaration of Thomas Feldenheimer is attached  
4 as *Exhibit H*.

5           We declare under penalty of perjury that the foregoing is true and correct and that this declaration  
6 was executed at San Jose, California.

7     Date: 8/9/2013

  
/s/Imtiaz Sheikh  
Imtiaz Sheikh

/s/ Zarina Sheikh  
Zarina Sheikh



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